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Your ref: 3/2024/0943

Our ref: 3/2024/0943/HDC/KW

Date: 25 February 2025

Location: Black Moss Farm Elmridge Lane Chipping PR3 2NY
Proposal: Proposed erection of seven new agricultural buildings for dairy cattle and associated infrastructure including a covered midden and a wash down/fuel storage bay, associated hard standing and solar panels to south-facing roof slope and a new two-storey staff room/office building and two plant rooms.
Grid Ref: 360123 440456

Dear Maya Cullen

With regard to your consultation letter dated 4 February 2025, I have the following comments to make based on all the information provided by the applicant to date.

Summary

Lancashire County Council acting as the Local Highway Authority (LHA) does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of an application for the proposed erection of seven new agricultural buildings for dairy cattle and associated infrastructure including a covered midden and a wash down/fuel storage bay, associated hard standing and solar panels to south-facing roof slope and a new two-storey staff room/office building and two plant rooms at Black Moss Farm, Elmridge Lane, Chipping, PR3 2NY.

The LHA are aware of the relevant planning history of the site which is as follows:

3/2024/0942 - Proposed conversion of two stone barns to create three holiday cottages with associated curtilages. Erection of fencing and pedestrian gate. Pending decision.

3/2024/0941 - Proposed demolition of existing single storey front extension and erection of two storey side extension and pitched roof front canopy. Alterations to existing window openings and doors. Insertion of new windows to flank elevations. Replacement of

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stonework to external walls and erection of new chimney and flue. Erection of entrance gates and fencing. Pending decision

3/2024/0145 - Approval of details reserved by conditions 4 (scheme to cover slurry tank), 5 (SW drainage strategy), 6 (construction SW management plan), 7 (site-specific verification report pertaining to SW sustainable drainage system), 8 (landscaping) and 9 (solar panel details) of planning permission 3/2023/0465. Approved.

3/2023/0465 - Erection of one new dairy cattle building with underground slurry tanks, associated hard standing and solar panels to south facing roofscape, removal of redundant metal ring slurry store and erection of two concrete slurry tanks with canopies. Approved.

Site Access

The LHA understands that the site will utilise an existing access from Elmridge Lane which is an unclassified road subject to a national speed limit which then leads to a private access track to the site. The private access track also meets Public Right of Way FP0312038 where the new access track will begin.

Internal Layout

The LHA require a detailed access track drawing which clearly shows the width of the existing and proposed access track, information regarding any existing passing places should be included alongside any scope to create new passing places, particularly within the existing access track due to it serving several other properties. This is because the existing access track is approximately 280m long before it meets the proposed access track which leads to the development and following the proposal, more two-way movements could occur along the track.

Currently, the track appears to range in width with the smallest section being approximately 2.5m wide, therefore it's unlikely that two-way movements can occur at the same time. Therefore, following the intensification of use following the proposal, the LHA require either passing bays to be erected or the track to be widened.

The new access track is approximately 5.5m wide and is supported by a 25m radius turning area which will allow for large articulated lorries to turn within the site and leave in a forward gear.

Operation Statement

The LHA also require the Applicant to submit an operating statement detailing the impacts of the development on the business such as any increase in the number of vehicles which are expected to access the site.

As well as the number of employees who currently work within the site and any increase to staffing levels the development may require as well as information about if the employees live on site or off-site. If employees live offsite, parking provisions details should be included.

Public Footpath

Please note that Public Rights of Way FP0312038 runs through the application site which must not be obstructed during the proposed developments. The granting of planning permission does not constitute the diversion of a Definitive Right of Way. The applicant should be advised to contact Lancashire County Council's Public Rights of Way section by email on PROW@lancashire.gov.uk, quoting the location, district and planning application number, to discuss their proposal before any development works begin.

The applicant must be certain that they have private vehicular rights along this public path before driving on it either during construction or for subsequent access. Without private vehicular rights or permission from the owner it is a criminal offence to drive a motor vehicle on the public path.

Sustainability

The site is isolated from local amenities and facilities, including public transport, therefore there is a reliance on the use of private motor vehicles.

Drainage

For drainage strategies which are connecting to a watercourse, the Applicant needs to be aware that under the Land Drainage Act 1991 consent is required from the Lead Local Flood Authority for work within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not. Consent must be obtained before works are started on site as it cannot be issued retrospectively. Developers should contact the Flood Risk Management Team at Lancashire County Council to obtain Ordinary Watercourse Consent. Information on the application process and relevant forms can be found here: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse>

Conclusion

In conclusion, the LHA has requested a comprehensive drawing of the access track, highlighting its existing and proposed widths, as well as any passing places and potential to provide passing places where the track reduces in width. This is to ensure safe two-way movements along the track, given the potential intensification of use. Additionally, an operating statement is required to outline the impact on traffic movements to and from the site as well as any changes to staffing levels and their parking provisions.

Yours sincerely

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